BURGIN ATKINSON
& C O M P A N Y

75 Lawnwood Avenue

Elkesley, Retford, DN22 8AF

£225,000

6 3 1 C

6 BED SEMI DETACHED HOME - 3 BATHROOMS - LARGE CORNER PLOT - AMPLE OFF STREET PARKING - WELL PRESENTED - GREAT LOCATION - KITCHEN DINER AND SEPERATE UTILITY ROOM - LIVING ROOM - TWO GROUNG FLOOR BEDROOMS WITH EN-SUITES - EPC C

Description

This lovely 6 bedroom, semi detached property is situated on a large corner plot in the quiet village of Elkesley. Elkesley offers a range of local amenities including a school, Parish Church and public house, with good transport links provided by the A1 motorway network. Retford is also a short drive away offering amenities such as supermarkets, shops, restaurants and bars.

This unique property offers a spacious yet cosy living room to the ground floor, a modern kitchen diner with separate utility room and two double bedrooms, both with en-suites. The ground floor bedrooms and en-suites have been made easily accessible to accommodate individuals with disabilities. To the first floor, you will find two double bedrooms and two single bedrooms along with the main three piece suite family bathroom.

Externally, the home offers a large driveway with ample parking to the front of the property along with a lawned area. To the rear, there is a block paved patio area to the side of the property and a small lawned area with a shed.

Viewings are advised for this property to appreciate the spacious yet homely feel this house has to offer.

Living Room 19'10" x 11'5" (6.05 x 3.49)

Kitchen Diner 21'7" x 12'7" (6.58 x 3.85)

Utility Room 3'10" x 11'2" (1.19 x 3.41)

Bedroom One 14'3" x 10'3" (4.36 x 3.14)

En-Suite One 8'11" x 6'1" (2.73 x 1.87)

Bedroom Two 11'4" x 11'8" (3.47 x 3.57)

En-Suite Two 7'3" x 9'6" (2.23 x 2.90)

Bedroom Three 9'11" x 11'8" (3.04 x 3.58)

Bedroom Four 10'10" x 9'4" (3.32 x 2.87)

Bedroom Five 9'10" x 7'3" (3.00 x 2.21)

Bedroom Six 8'10" x 9'6" (2.70 x 2.91)

Bathroom 5'8" x 226 (1.73m x 68.88m)

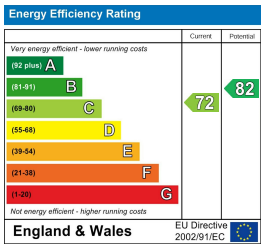
General Remarks & Stipulations

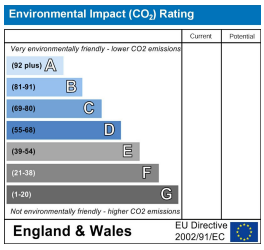
Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band B.
Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.
General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

Area Map

Floor Plans

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Retford Enterprise Centre Randall Way, Retford, Nottinghamshire, DN22 7GR
Tel: 01777 712611 Email: sales@burginatkinson.co.uk